

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

January 13, 2008

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Schneider, Sims, Steele and Suffredin (16)

Absent: Commissioner Quigley (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

### SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

284759      DOCKET #8217 – K. & J. YOUNG, Owners Application: Variation to divide one (1) lot into two (2) lots; on second new lot reduce lot area from 40,000 square feet to 24,919 square feet; and reduce lot width from 150 feet to 111.2 feet for a new house on private well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.49 acres, located on the northwest corner of Howe Terrace and Pheasant Lane in Palatine Township, County Board District #14. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions:    None

Objectors:     None

Department of Public Health Approval #16556.

**Commissioner Goslin, seconded by Commissioner Schneider, moved the approval of Communication No. 284759. The motion carried unanimously.**

### SECTION 2

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain property described therein:

295303 DOCKET #8463 - CTB REAL ESTATE HOLDINGS, LLC, a subsidiary of Centrust Bank, NA, Owner, 400 Lake Cook Road, Suite 202, Deerfield, Illinois 60015, Application (No. SU-08-03; Z08066). Submitted by Edward J. Kus, Shelsky & Froelich, Ltd., 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the C-3 General Service District for a drive-through in conjunction with banking facility in Section 04 of Northfield Township. Property consists of approximately 1.0088 acres located on the east side of Waukegan Road, approximately 459 feet south of Walnut Circle in Northfield Township, County Board District #13. Intended use: For a drive-through banking facility. **Recommendation: That the application be granted.**

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

**Commissioner Goslin, seconded by Commissioner Steele, moved the approval of Communication No. 295303. The motion carried unanimously.**

### **SECTION 3**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

298132 DOCKET #8494 – J. DELLAMORE, Owner, Application (No. V-08-106): Variation to reduce front yard setback from 50 feet to 10 feet for a proposed addition in the R-3 Single Family Residence District. The subject property consists of approximately 1.27 acres, located approximately 247 feet west of Locust Road and 180 feet south of Winnetka Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298133 DOCKET #8495 – J. & S. KOSS, Owners, Application (No. V-08-107): Variation to reduce right side yard setback from 10 feet to 8 feet (existing) for a replacement shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the south side of 127th Street, approximately 163 feet east of Melvina Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298134 DOCKET #8496 – M. SOBIECH, Owner, Application (No. V-08-108): Variation to reduce lot area from 40,000 square feet to 12,499 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce front yard setback from 30 feet to 24 feet for a porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Stanley Avenue, approximately 150 feet south of Bismarck Street in Riverside Township, County Board District #16.  
**Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298135 DOCKET #8497 – F. & M. JUNKOVIC, Owners, Application (No. V-08-109): Variation to reduce rear yard setback from 40 feet to 10 feet; and reduce front setback from 30 feet to 15 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the west side of Lyman Avenue, approximately 540 feet north of Golf Road in Maine Township, County Board District #17.  
**Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Commissioner Goslin, seconded by Commissioner Steele, moved the approval of Communication Nos. 298132, 298133, 298134 and 298135. The motion carried unanimously.**

#### **SECTION 4**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

298136 PARKWAY BANK & TRUST AS TRUSTEE UNDER TRUSTEE #8923, Owner, 4800 North Harlem Avenue, Hardwood Heights, Illinois 60706. Application (No. SU-09-01; Z09004). Submitted by Gregory J. Ellis, Esq., 1 Executive Court #1, South Barrington, Illinois 60010.  
Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for the operation of charitable raffle games as the designated manager of a Raffle License Holder – non-profit organization as set for in the Raffle Licensure Ordinance 07-O-75 in a permanent facility in Section 29 of Leyden Township. Property consists of 39,200 square feet located on the south side of Grand Avenue between LaPorte and Porter Avenue in Leyden Township, County Board District #16. Intended use: Operation of continuous charitable raffles in a permanent facility per statute.

298137 TED ZUBEK, Owner, 5055 South Central, Chicago, Illinois 60638. Application (No. SU-09-02; Z09007). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District for the continued use of a single family residence in a commercial district (with companion V-09-03 for yard setback compliance) in Section 9 of Stickney Township. Property consists of 0.13 of an acre located on the northeast corner of Central Avenue and 51st Street in Stickney Township, County Board District #16. Intended use: Personal residence.

**Commissioner Peraica, seconded by Commissioner Suffredin, referred the following New Applications to the Zoning Board of Appeals. The motion carried unanimously.**

**Vice Chairman Murphy moved to adjourn, seconded by Commissioner Maldonado, the motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary